



FM 2502

Bleiblerville, Texas

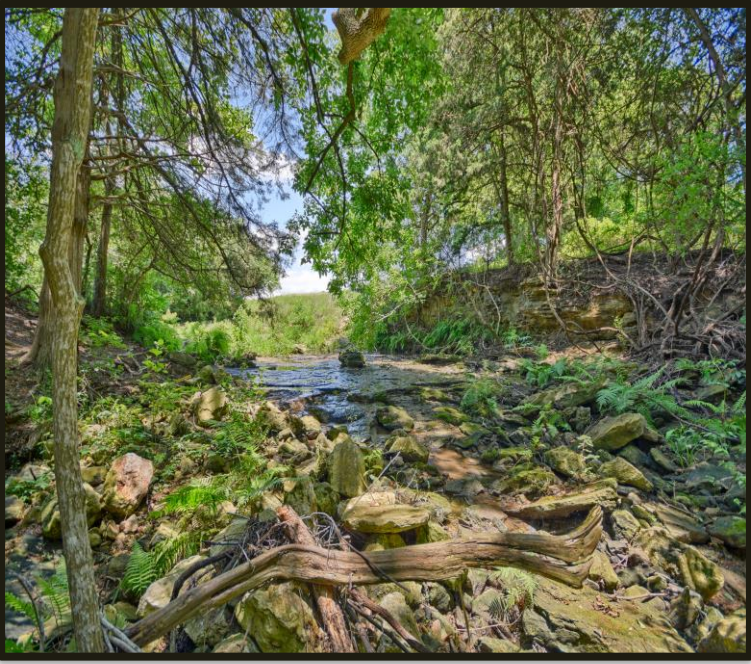


Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970

- Austin County
- 97.810 Acres
- Unimproved



FM 2502 - Bleiberville, TX

This prime 97.81-acre tract is located high on the Bleiberville ridge! Located on a good paved road, the property is centrally located to Houston, Austin and San Antonio. The fertile soil supports a fine stand of coastal Bermuda grass, as well as offering many great building sites. There is electricity and two water wells on the property. The wooded creek is home to a herd of deer.

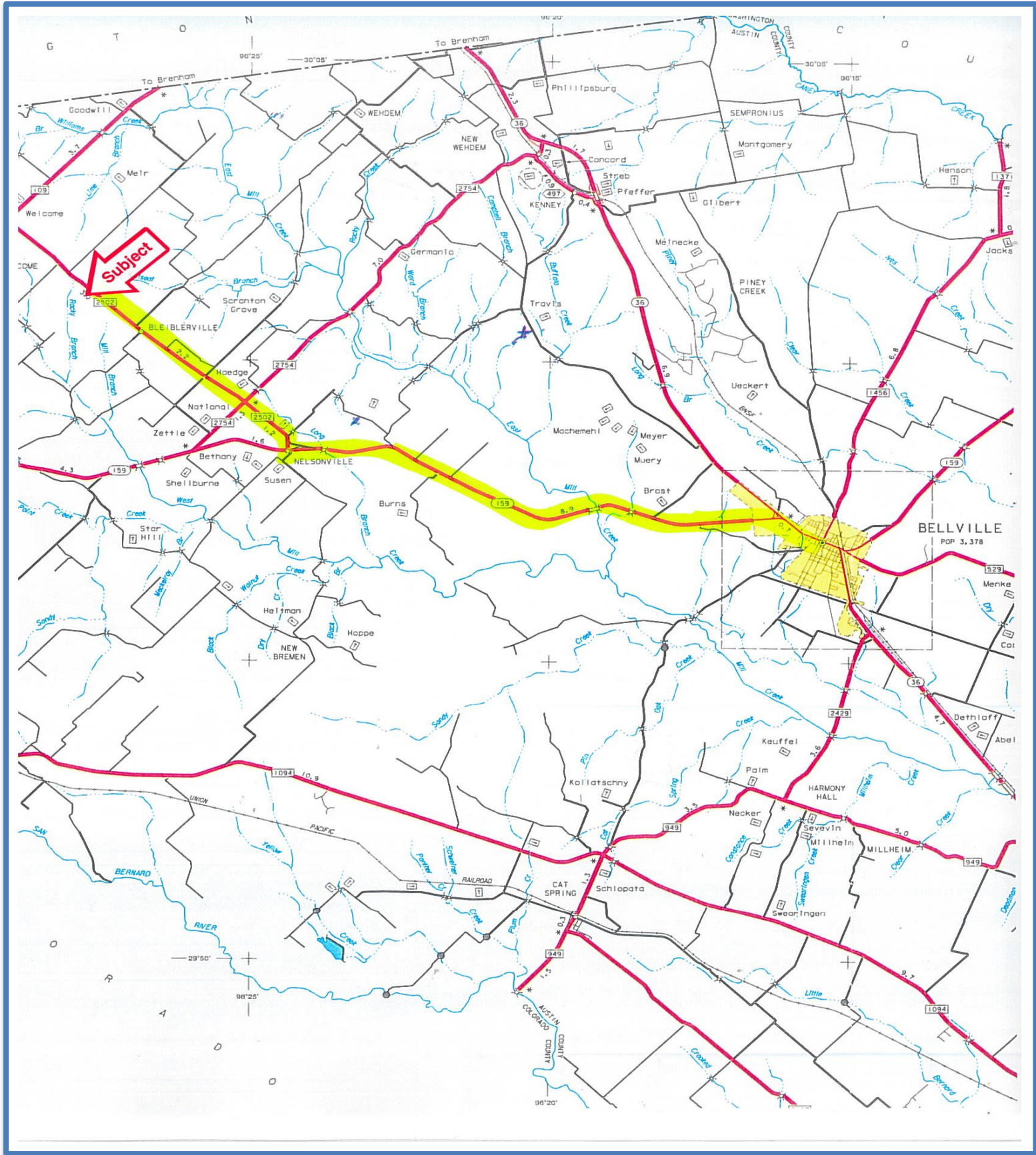


A Must See!!

LOT OR ACREAGE LISTING

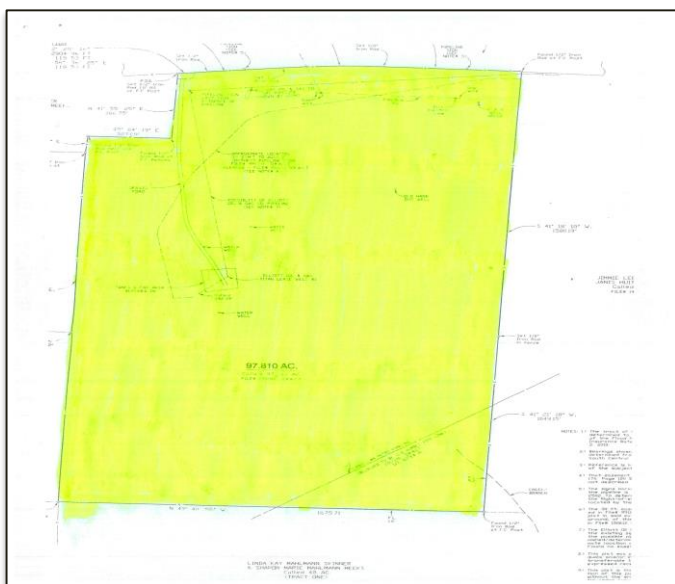
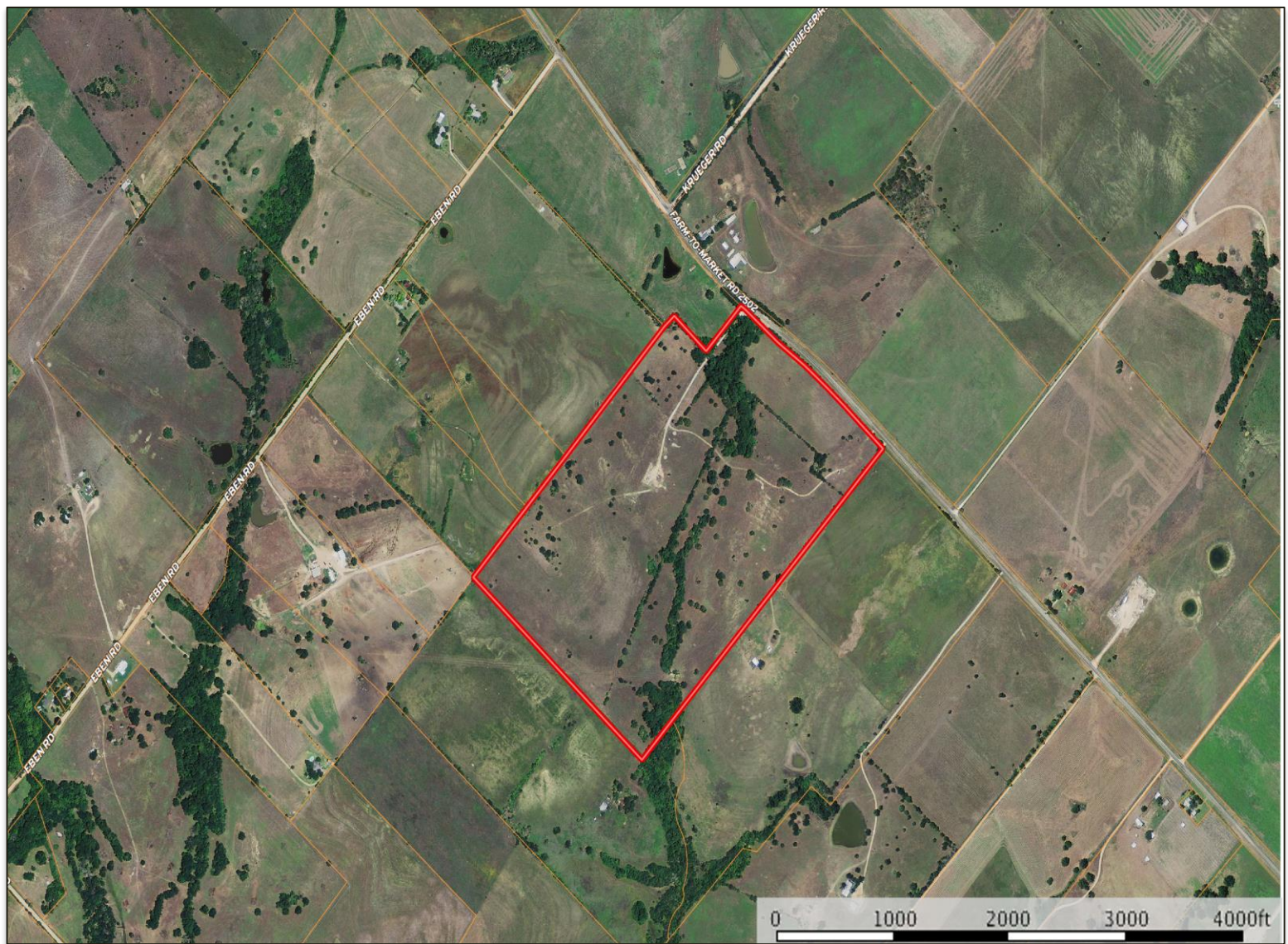
Location of Property:		Bleiberville Community				Listing #:		116528	
Address of Property:		FM 2502; 2 mi. west of Bleiberville, TX		Road Frontage:		1351.68'			
County:		Austin	Paved Road:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Subdivision:				Lot Size or Dimensions:		97.810 acres			
Subdivision Restricted:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
Number of Acres:		97.8100							
Price per Acre (or)									
Total Listing Price:		\$1,106,231.00							
Terms of Sale:									
	Cash:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO						
	Seller-Finance:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO						
	Sell.-Fin. Terms:								
	Down Payment:								
	Note Period:								
	Interest Rate:								
	Payment Mode:	<input type="checkbox"/> Mo.	<input type="checkbox"/> Qt.	<input type="checkbox"/> S.A.	<input type="checkbox"/> Ann.				
	Balloon Note:	<input type="checkbox"/> YES	<input type="checkbox"/> NO						
	Number of Years:								
Property Taxes:		Year:	2018						
School:			\$82.57						
County:			\$26.19						
Hospital:			\$3.59						
FM Road:			\$5.31						
Rd/Brg:			\$4.40						
TOTAL:			\$122.07						
Agricultural Exemption:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No						
School District:		Bellville ISD							
Minerals and Royalty:									
Seller believes	1/2 Minerals		*Minerals						
to own:	1/2 Royalty		*Royalty						
Seller will	Negotiable		Minerals						
Convey:	Negotiable		Royalty						
Leases Affecting Property:									
Oil and Gas Lease:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No						
Lessee's Name:									
Lease Expiration Date:									
Surface Lease:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No						
Lessee's Name:									
Lease Expiration Date:									
Oil or Gas Locations:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No						
Easements Affecting Property:		Name(s):							
Pipeline:	Humble Pipeline Company								
Roadway:	NONE								
Electric:	Yes								
Telephone:	NONE								
Water:	NONE								
Other:	NONE								
Improvements on Property:									
Home:	<input type="checkbox"/> YES		<input checked="" type="checkbox"/> NO						
Buildings:	NONE								
Barns:	NONE								
Others:	Small water well house								
% Wooded:		20%							
Type Trees:	pecan, hackberry, cedar & yaupon								
Fencing:	Perimeter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO						
	Condition:	good							
	Cross-Fencing:	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO						
	Condition:	good							
Ponds:	Number of Ponds:	None							
Sizes:									
Creek(s):	Name(s):	One Rocky Branch of							
	West Mill Creek								
River(s):	Name(s):	None							
Water Well(s): How Many?		Two (one solar)							
Year Drilled:	Unknown		Depth:	Unknown					
Community Water Available:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO						
Provider:									
Electric Service Provider (Name):									
Bluebonnet Electric Cooperative									
Gas Service Provider									
Septic System(s): How Many:		NONE							
Year Installed:									
Soil Type:	Sandy Loam								
Grass Type(s)	Coastal Bermuda Grass								
Flood Hazard Zone: See Seller's Disclosure or to be		determined by survey							
Nearest Town to Property:		Bleiberville							
Distance:	Approx. 2 miles								
Driving time from Houston	1h, 15 min								
Items specifically excluded from the sale:									
All of Seller's personal property located on subject property									
Additional Information:									

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

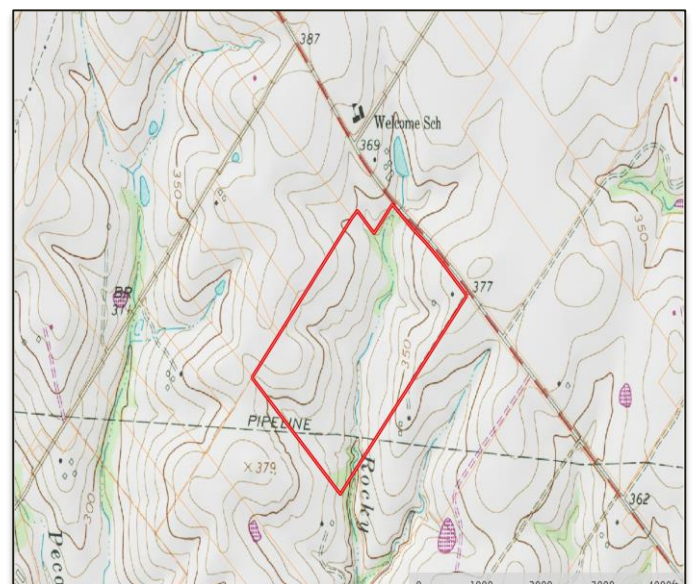


Directions

From Bellville, go west on Hwy 159 to Nelsonville and turn right onto FM 2502. Follow FM 2502 through Bleiberville. Look for the Bill Johnson sign on the left in approximately 2 miles..



Survey



Topo



Great views and great potential from every direction!



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

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11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

BJRE HOLDINGS, LLC	9004851	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

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Kimberly Zapalac

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